SUNRIVER AT FIRELIGHT PH 8-16

TOQUERVILLE, UTAH

HILLSIDE PERMIT PLANS

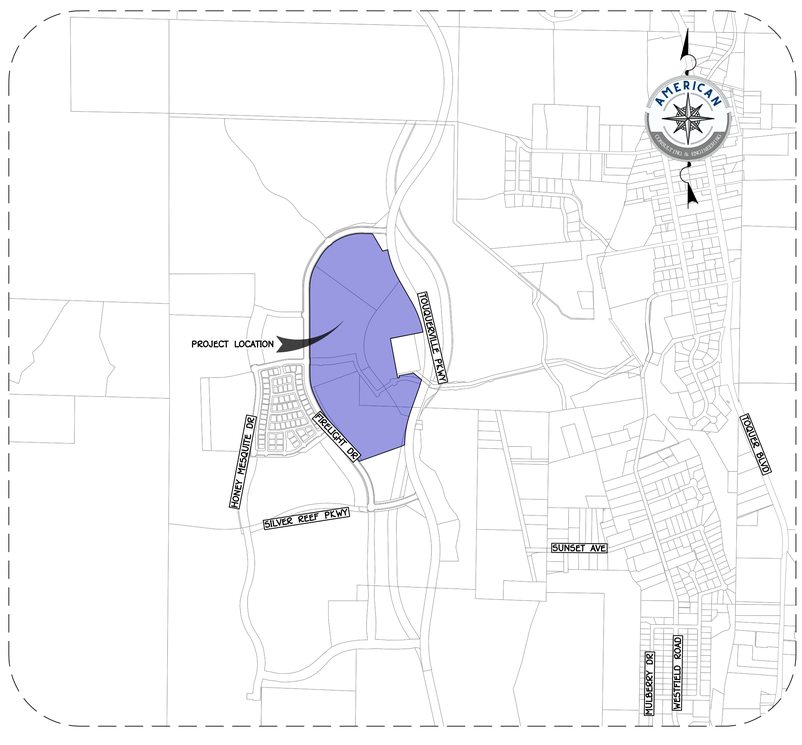
JUNE 2026

LEGAL DESCRIPTION

BEGINNING AT A POINT THAT LIES NORTH 00°42'01" EAST 4,263.50 FEET ALONG THE SECTION LINE, AND EAST 163.37 FEET, FROM THE SOUTH QUARTER CORNER OF SECTION 10, TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE AND MERIDIAN; RUNNING THENCE NORTHWESTERLY ALONG A 763.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 69°16'09" WEST) THROUGH A CENTRAL ANGLE OF 16°18'23", A DISTANCE OF 217.15 FEET; THENCE NORTH 37°02'14" WEST 696.87 FEET; THENCE NORTHERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 52°57'46" EAST) THROUGH A CENTRAL ANGLE OF 68°53'59", A DISTANCE OF 30.06 FEET; THENCE NORTH 37°02'14" WEST 36.60 FEET; THENCE NORTHWESTERLY ALONG A 1,951.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 52°57'46" EAST) THROUGH A CENTRAL ANGLE OF 00°29'37", A DISTANCE OF 16.81 FEET; THENCE WESTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 15°06'01" WEST) THROUGH A CENTRAL ANGLE OF 69°14'37", A DISTANCE OF 30.21 FEET; THENCE NORTHWESTERLY ALONG A 1,967.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 54°08'35" EAST) THROUGH A CENTRAL ANGLE OF 12°49'32", A DISTANCE OF 440.31 FEET; THENCE NORTHERLY ALONG A 697.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 66°58'07" EAST) THROUGH A CENTRAL ANGLE OF 22°51'49", A DISTANCE OF 278.13 FEET; THENCE NORTH 00°10'05" WEST 134.70 FEET; THENCE NORTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°49'55" EAST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE NORTH 00°10'05" WEST 60.00 FEET; THENCE NORTHWESTERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 00°10'05" WEST) THROUGH A CENTRAL ANGLE OF 90°00'00", A DISTANCE OF 39.27 FEET; THENCE NORTH 00°10'05" WEST 972.33 FEET; THENCE NORTHERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 89°49'55" EAST) THROUGH A CENTRAL ANGLE OF 30°24'41", A DISTANCE OF 369.95 FEET; THENCE NORTH 30°14'37" EAST 94.54 FEET; THENCE NORTHEASTERLY ALONG A 697.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 59°45'23" EAST) THROUGH A CENTRAL ANGLE OF 16°07'22", A DISTANCE OF 196.13 FEET; THENCE EASTERLY ALONG A 25.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 43°38'01" EAST) THROUGH A CENTRAL ANGLE OF 94°16'01", A DISTANCE OF 41.13 FEET; THENCE NORTH 50°38'00" EAST 50.00 FEET; THENCE NORTHERLY ALONG A 25.00 FOOT RADIUS NON-TANGENT CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 50°38'00" EAST) THROUGH A CENTRAL ANGLE OF 94°16'01", A DISTANCE OF 41.13 FEET; THENCE EASTERLY ALONG A 697.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 35°05'59" EAST) THROUGH A CENTRAL ANGLE OF 37°19'59", A DISTANCE OF 454.16 FEET; THENCE SOUTH 87°45'59" EAST 291.98 FEET; THENCE SOUTHEASTERLY ALONG A 25.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 02°14'00" WEST) THROUGH A CENTRAL ANGLE OF 86°46'16", A DISTANCE OF 37.86 FEET; THENCE SOUTHERLY ALONG A 1,260.00 FOOT RADIUS NON-TANGENT CURVE TO THE LEFT, (CENTER POINT LIES NORTH 89°18'41" EAST) THROUGH A CENTRAL ANGLE OF 29°02'00", A DISTANCE OF 638.48 FEET; THENCE SOUTH 29°43'19" EAST 375.65 FEET; THENCE SOUTHERLY ALONG A 1,440.00 FOOT RADIUS CURVE TO THE RIGHT, (CENTER POINT LIES SOUTH 60°16'41" WEST) THROUGH A CENTRAL ANGLE OF 42°37'49", A DISTANCE OF 1,071.42 FEET; THENCE SOUTHERLY ALONG A 1,440.00 FOOT RADIUS COMPOUND CURVE TO THE RIGHT, (CENTER POINT LIES NORTH 77°05'30" WEST) THROUGH A CENTRAL ANGLE OF 06°40'34", A DISTANCE OF 167.79 FEET; THENCE SOUTH 19°35'05" WEST 363.94 FEET; THENCE SOUTHERLY ALONG A 1,410.00 FOOT RADIUS CURVE TO THE LEFT, (CENTER POINT LIES SOUTH 70°24'55" EAST) THROUGH A CENTRAL ANGLE OF 27°19'07", A DISTANCE OF 672.29 FEET; THENCE SOUTH 59°16'08" WEST 340.68 FEET; THENCE SOUTH 54°34'41" WEST 91.71 FEET; THENCE SOUTH 59°16'08" WEST 148.55 FEET TO THE POINT OF BEGINNING.

CONTAINING 4,126,364 SQUARE FEET OR 94.73 ACRES.

BASIS OF BEARINGS FOR THIS DESCRIPTION IS SOUTH 87°32'51" EAST 2633.98' BETWEEN THE SOUTH QUARTER CORNER OF SECTION 10 AND SOUTHEAST CORNER OF SECTION 10 TOWNSHIP 41 SOUTH, RANGE 13 WEST, SALT LAKE BASE & MERIDIAN



VICINITY MAP

SECTION 10, T41S, R13W, SLB&M

0 1000' 2000'

SCALE: 1" = 1000'

OWNER-APPLICANT

FIRELIGHT DEVELOPMENT INC
1404 WEST SUN RIVER PARKWAY
ST. GEROGE, UT, 84790
CONTACT: STEPHEN WOOD
PHONE: (435) 680-1000
EMAIL: stephen@fieldhousedevelopment.com

CIVIL ENGINEER

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: TONY CARTER
PHONE: (435) 280-3330
EMAIL: tony@aceutah.com

GEOTECH ENGINEER

AGEC
1420 S 270 E
ST. GEOREGE, UT 84790
CONTACT: WAYNE ROGERS
PHONE: (435) 673-6850
EMAIL: rogers@agecinc.com

SURVEYOR

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. SUITE 504
ST. GEORGE, UT 84770
CONTACT: ADAM ALLEN
PHONE: (435) 280-3330
EMAIL: adam@aceutah.com

NOTES:

SUBJECT SITE IS LOCATED WITHIN A MPDO OVER R-1-20 SINGLE FAMILY RESIDENTIAL

SHEET INDEX

#	SHEET	DESCRIPTION
1	H.1.1	COVER
2	H.2.1	EXISTING SLOPE ANALYSIS PER AUTOCAD
3	H.2.2	EXISTING SLOPE ANALYSIS PER CITY CODE
4	H.2.3	RIDGELINE SECTION SAMPLING
5	H.3.1	CUT FILL MAP
6	H.4.1	OVERALL GRADING PLAN
7	H.4.2	SITE SECTIONS I
8	H.4.3	SITE SECTIONS II
9	H.4.4	SITE SECTIONS III
10	H.4.5	SITE SECTIONS IV
11	H.4.6	GRADING PLAN I
12	H.4.7	GRADING PLAN II
13	H.4.8	GRADING PLAN III
14	H.4.9	GRADING PLAN IV
15	H.5.1	EROSION CONTROL PLAN
16	H.6.1	DETAILS

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 2202 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
(435) 280-3330
www.aceutah.com
1173 S. 250 W. #504
ST. GEORGE, UT

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

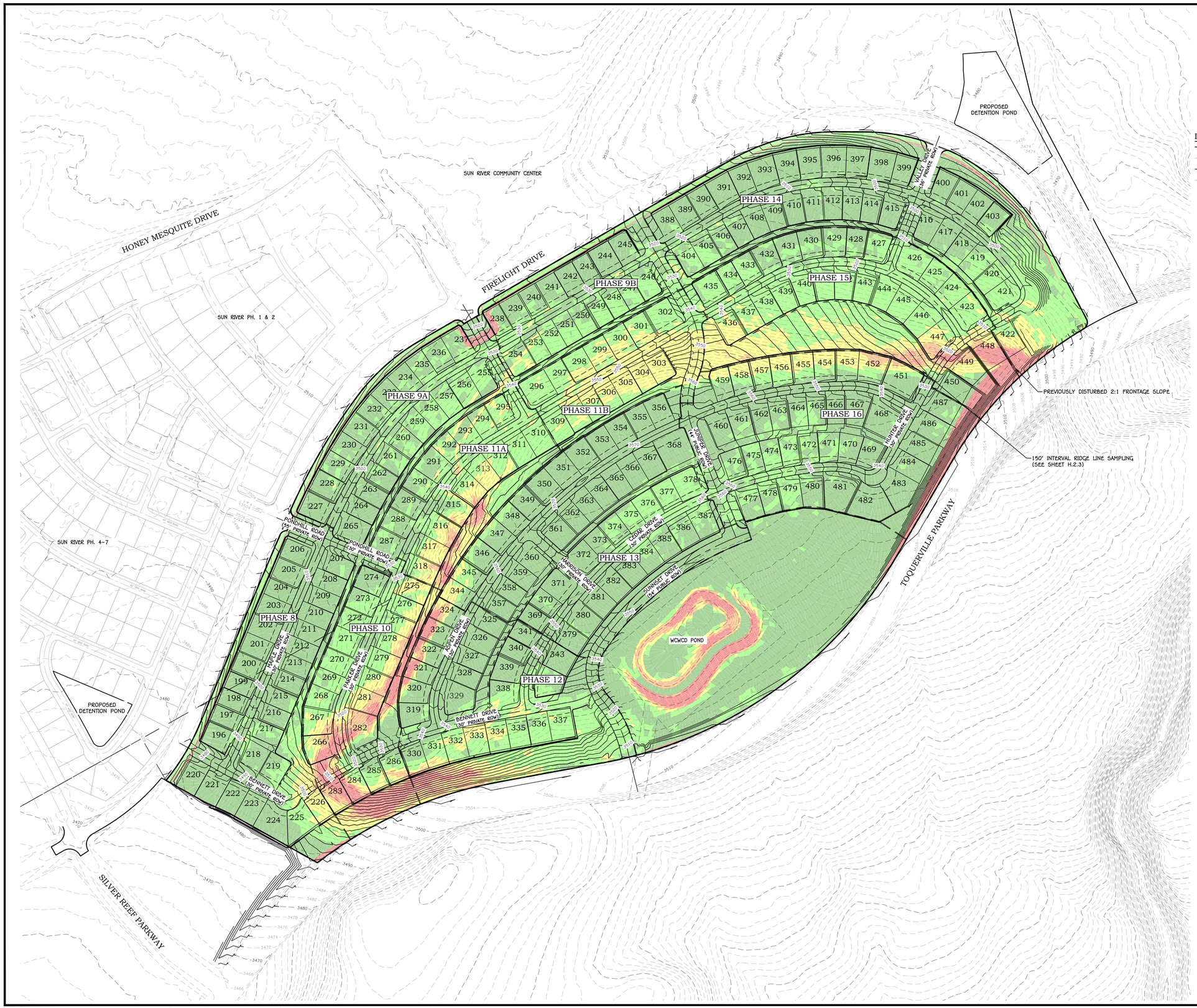
COVER

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.1.1

SHEET: 1 OF: 16



LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- 0.00% – 10.00% SLOPE
- 10.00% – 16.00% SLOPE
- 16.00% – 23.00% SLOPE
- 23.00% – 30.00% SLOPE
- AREAS EXCEEDING 30% SLOPE

0 150' 300'

SCALE: 1" = 150'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982069 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
(435) 298-3330
www.americanutah.com

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

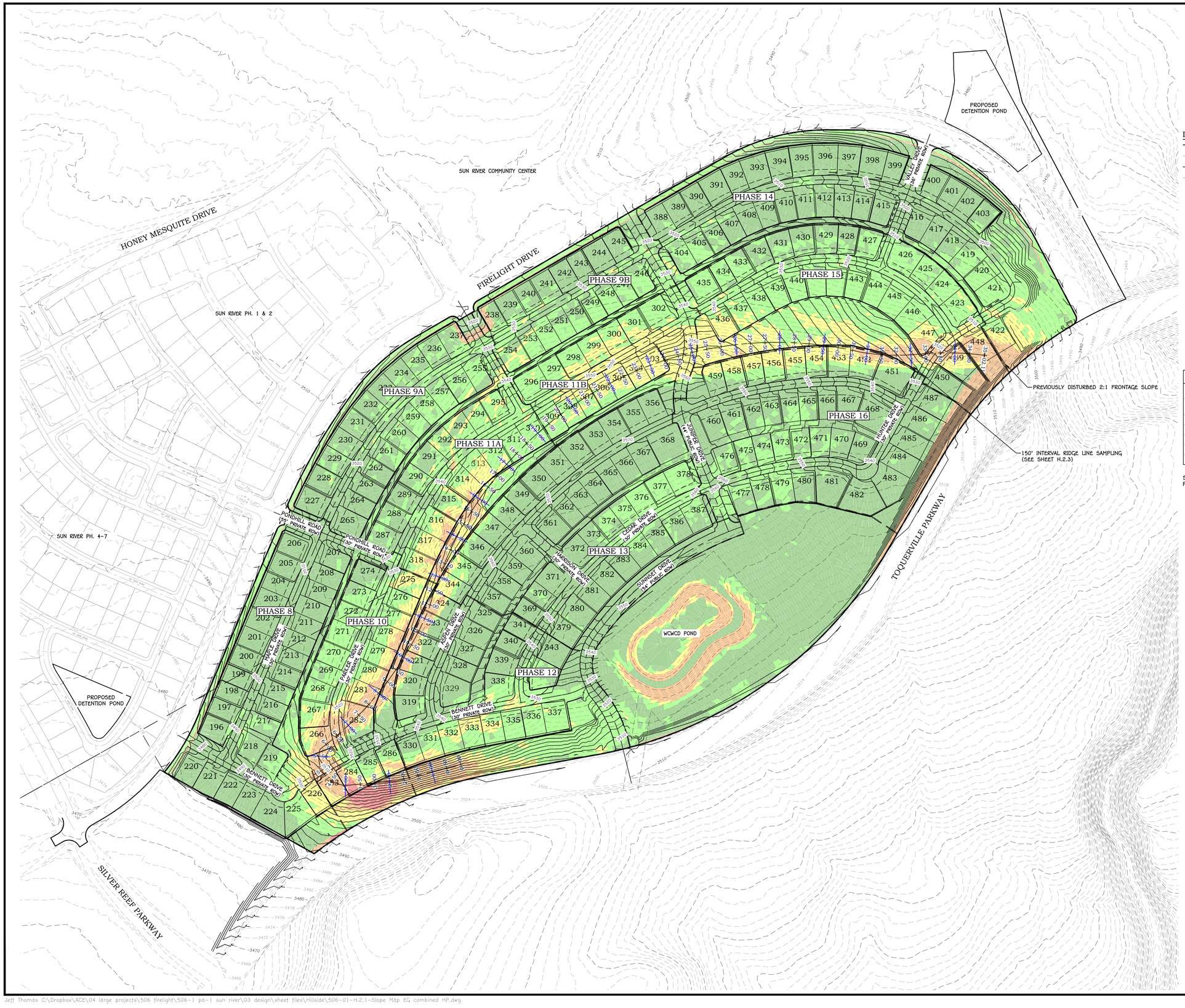
EXISTING SLOPE ANALYSIS PER AUTOCAD

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.2.1

SHEET: 2 OF: 16



LEGEND: DETAIL

- PROPOSED PARCEL BOUNDARY
- EXISTING/ADJACENT PARCEL BOUNDARY
- PROPOSED CENTERLINE ALIGNMENT
- EXISTING CENTERLINE ALIGNMENT
- SITE SECTION SAMPLE LINE — H.2.3
- 0.00% – 10.00% SLOPE
- 10.00% – 16.00% SLOPE
- 16.00% – 23.00% SLOPE
- 23.00% – 30.00% SLOPE
- AREAS EXCEEDING 30% SLOPE

SLOPE TABLE

NUMBER	MIN SLOPE	MAX SLOPE	COLOR	ACRES	SITE PECENTAGE
1	0.00%	10.00%		51.16	54.01%
2	10.00%	16.00%		28.51	30.11%
3	16.00%	24.00%		8.82	9.32%
4	24.00%	30.00%		5.90	6.23%
5	30.00%	>30.00%		0.31	0.33%

HILLSIDE DENSITY CALCULATION

SLOPE CATEGORY	ALLOWED DENSITY	TOTAL ACRES	TOTAL ALLOWED UNITS
SLOPES 0%-10%	4.92 UNITS/AC PER MPDO FINAL SITE PLAN	51.19	251.85
SLOPES 10%-16%	2 UNITS/AC	28.51	57.02
SLOPES 17%-23%	1 UNIT/AC	8.82	8.82
SLOPES 24%-30%	1UNIT/5AC	5.90	1.18
SLOPES ABOVE-30%	NON-BUILDABLE	0.31	0
	TOTAL	94.73	318.87

SLOPES ARE CALCULATED IN INTERVALS NO GREATER THAN 40' ALONG THE PROFILE LINES TO CALCULATE TOTAL DENSITY (TCC 10-16A-6-3)

0 150' 300'
SCALE: 1" = 150'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982069 TYLER C. CAMPBELL STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
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www.americanut.com

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

EXISTING SLOPE ANALYSIS PER CITY CODE

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.2.2

SHEET: 3 OF: 16

0 20' 40'

HORIZ. SCALE: 1" = 20'
VERT. SCALE - 20'

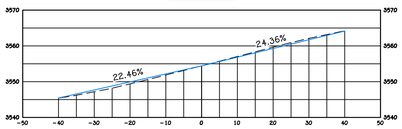
LEGEND:

SITE SECTION SAMPLE LINE

EXISTING SLOPE

SLOPES ARE CALCULATED IN INTERVALS NO GREATER THAN 40' ALONG THE PROFILE LINES TO CALCULATE TOTAL DENSITY (TCC 10-16A-6-3)

31+00.00



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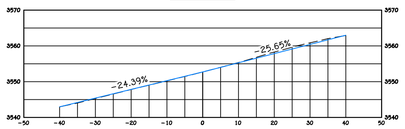

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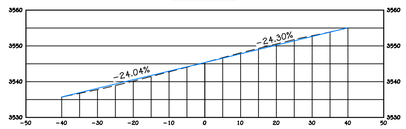

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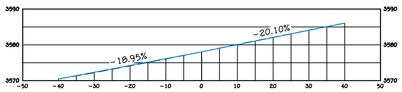

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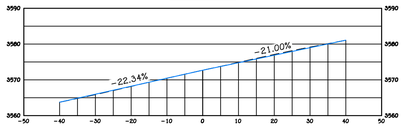

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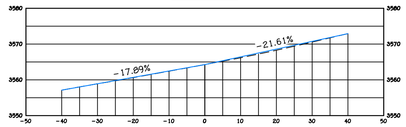

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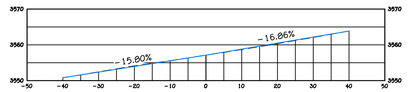

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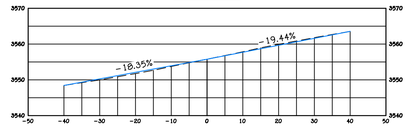

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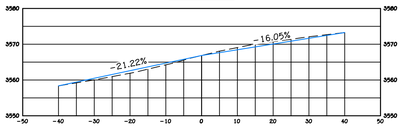

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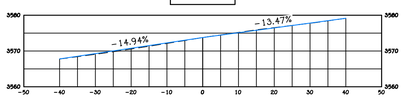

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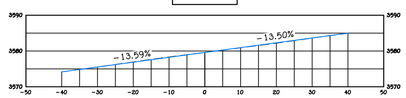

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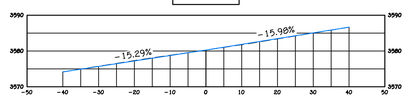

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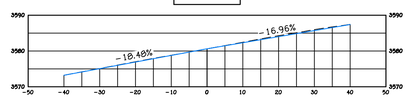

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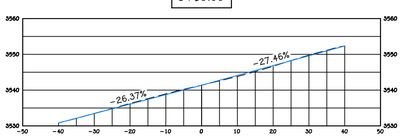

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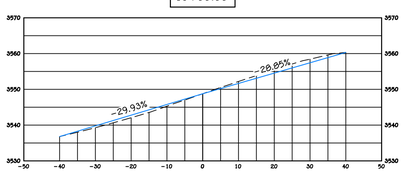

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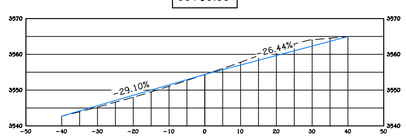

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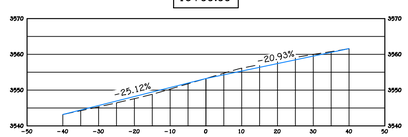

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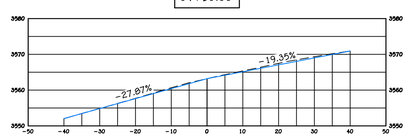

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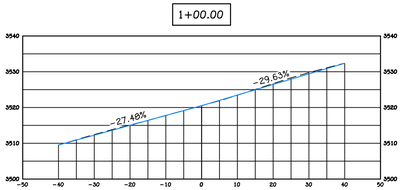

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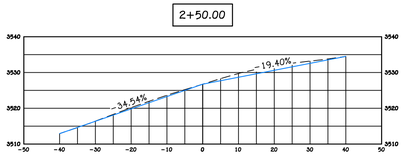

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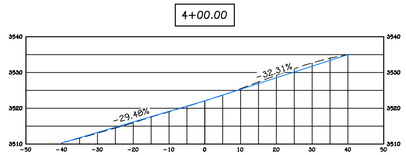

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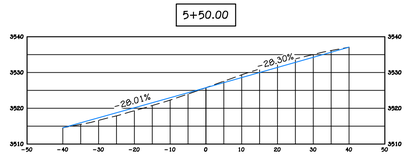

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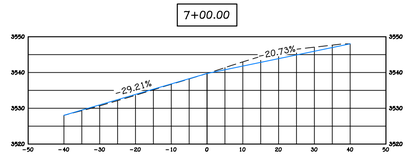

NO.	DATE	DESCRIPTION

REVISIONS

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TRAVIS CARTER HUNTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

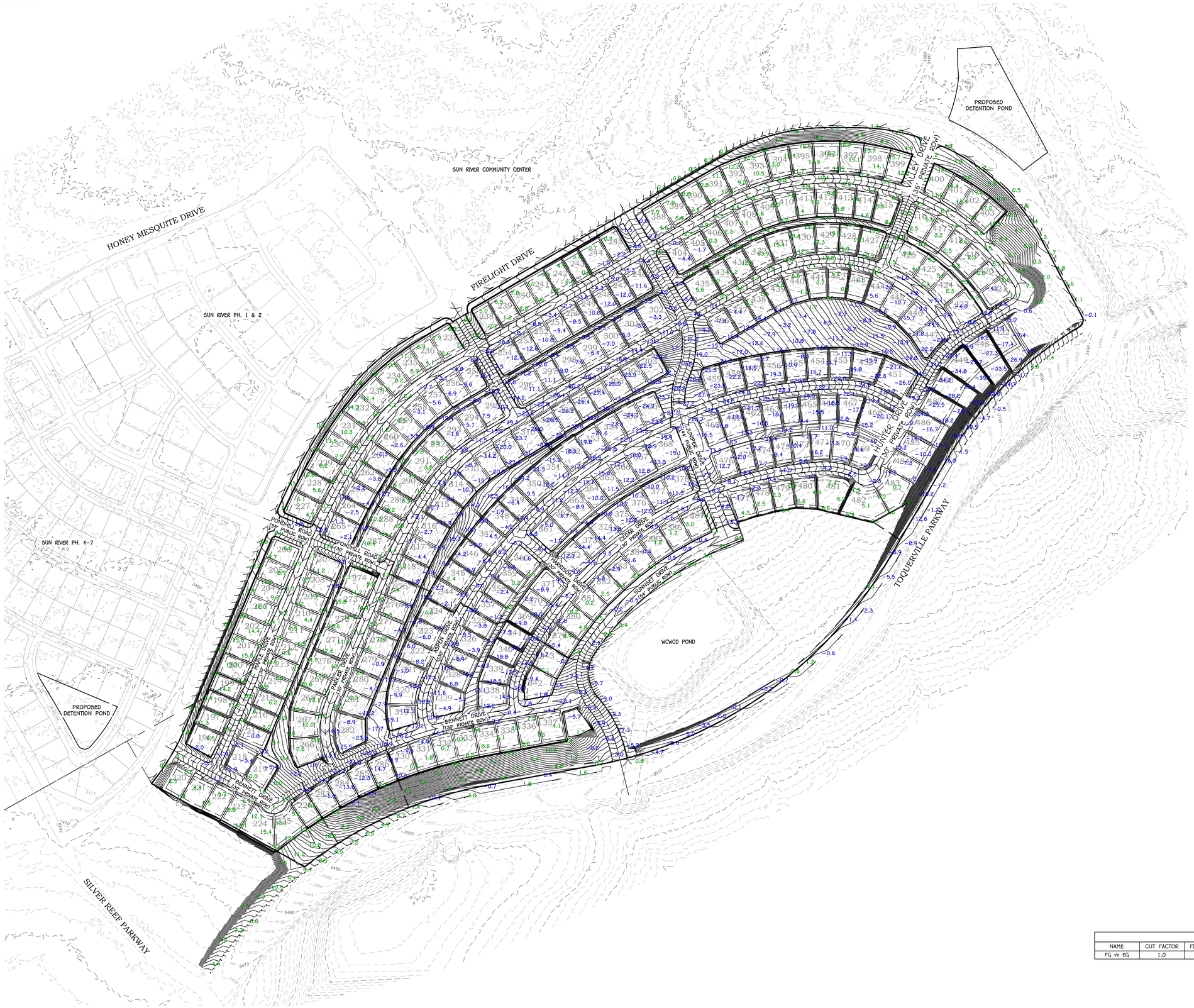
RIDGELINE SECTION SAMPLING

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.2.3

SHEET: 4 OF: 16



CUT / FILL SUMMARY						
NAME	CUT FACTOR	FILL FACTOR	2D AREA (s.f.)	CUT (cu.yds.)	FILL (cu.yds.)	NET (cu.yds.)
FG vs EG	1.0	1.0	3,886,697	899,441	395,092	504,349.0

0 150' 300'
SCALE: 1" = 150'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TODD C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #204
ST. GEORGE, UT
(435) 298-3320
www.acrutah.com

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

CUT FILL MAP

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.3.1

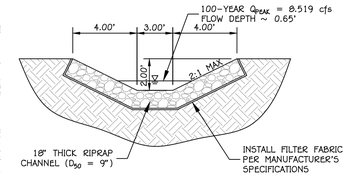
SHEET: 5 OF: 16

Jeff Thomas C:\Dropbox\ACE\04 large projects\506 firelight\506-1 ph-1 sun river\03 design\sheet files\Hillside\506-1-H.3.1 Cut Fill.dwg

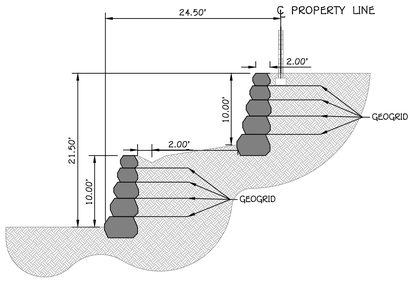
SEE SHEETS H.4.6–H.4.9 FOR MORE DETAILED GRADING PLANS

GRADING PLAN LEGEND:

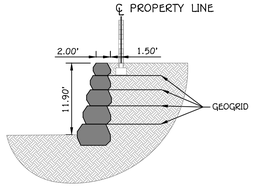
- GRADING LIMITS OF DISTURBANCE
- 2730 — EXISTING GROUND MAJOR CONTOUR
- 2732 — EXISTING GROUND MINOR CONTOUR
- 2730 — FINISH GROUND MAJOR CONTOUR
- 2732 — FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- DO NOT DISTURB AREA



A / H.4.1 DRAINAGE CHANNEL
SCALE: N.T.S.



B / H.4.1 TWO SEPARATE WALL SYSTEMS DETAIL
SCALE: 1"=10'



C / H.4.1 SINGLE TIER WALL DETAIL
SCALE: 1"=10'

0 150' 300'
SCALE: 1" = 150'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TODD C. TOLMAN STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

OVERALL GRADING PLAN

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

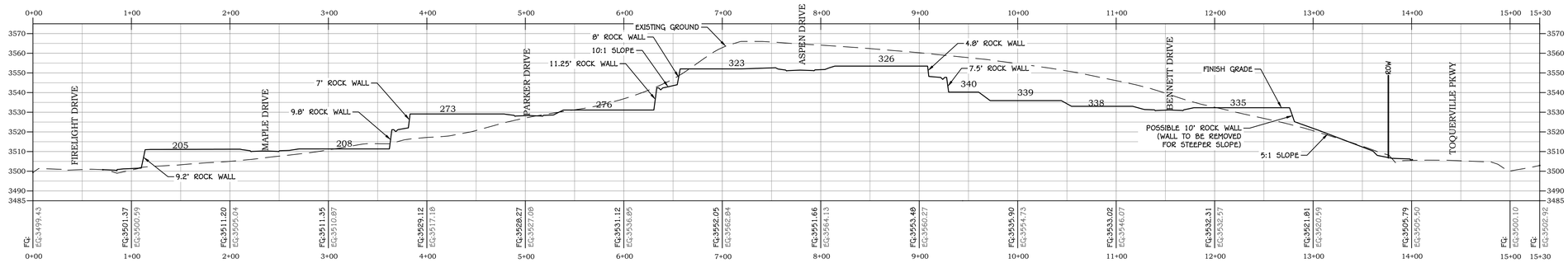
H.4.1

SHEET: 6 OF: 16

Jeff Thomas C:\Dropbox\ACE\04 large projects\506 firelight\506-1 ph-1 sun river\03 design\sheet files\Hillside\506-1-H.4.1-Grading Plan.dwg

0 60' 120'

HORIZ. SCALE: 1"=60'
VERT. SCALE: 1"=25'



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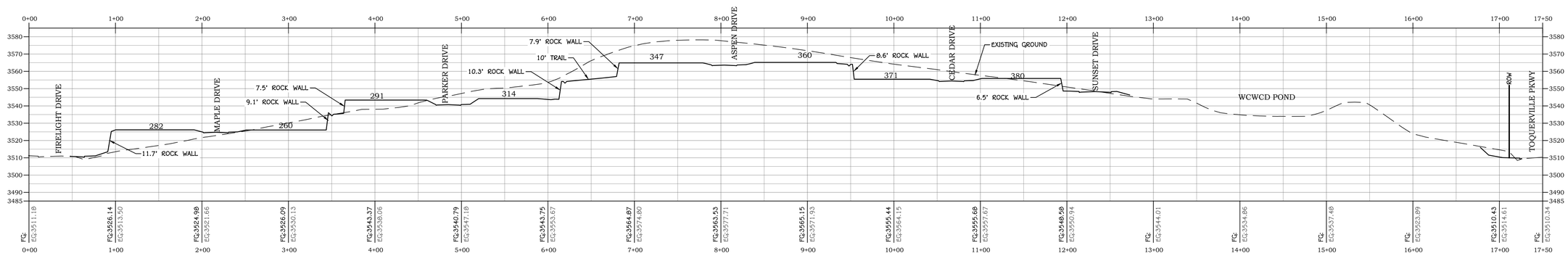

SECTION "B"

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TYLER C. CAMPBELL STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 350 W. #604
ST. GEORGE, UT
(435) 288-3330
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE SECTIONS I

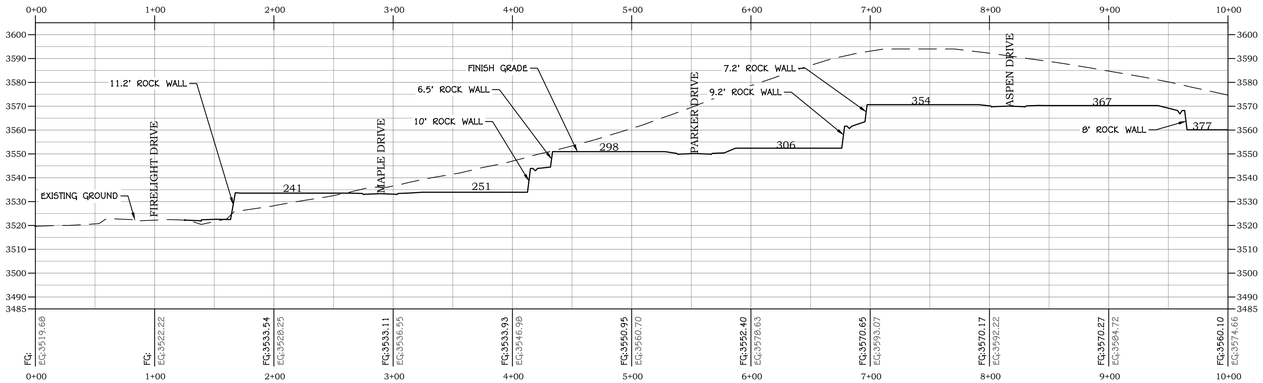
HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.2

SHEET: 7 OF: 16

Jeff Thomas C:\Dropbox\ACE\04 large projects\506 firelight\506-1 ph-1 sun river\03 design\sheet files\Hillside\506-1-H.4.1-Grading Plan.dwg



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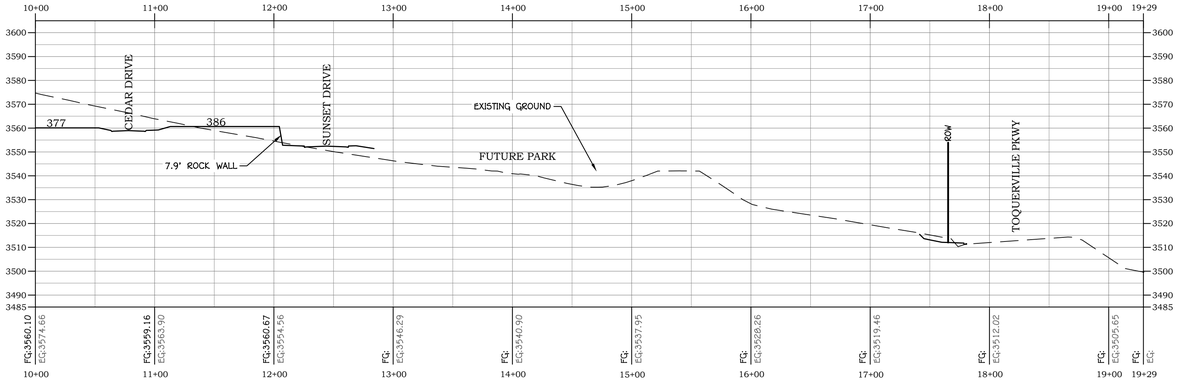

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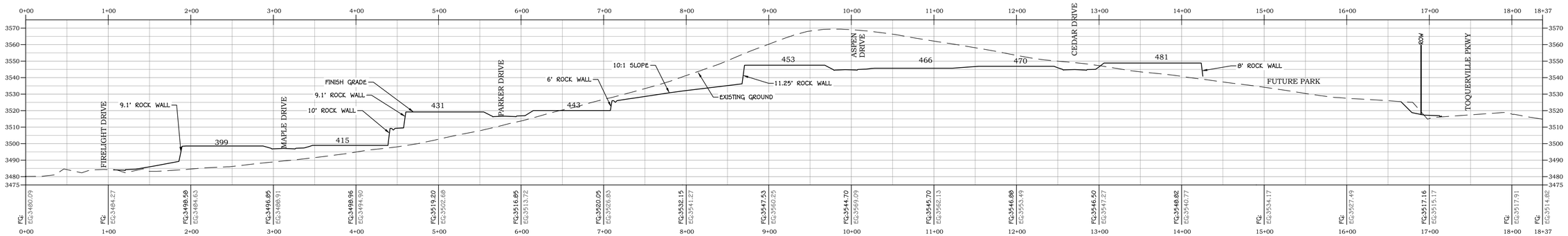

SECTION "D"

0 60' 120'

HORIZ. SCALE: 1"=60'
VERT. SCALE: 1"=25'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TODD C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

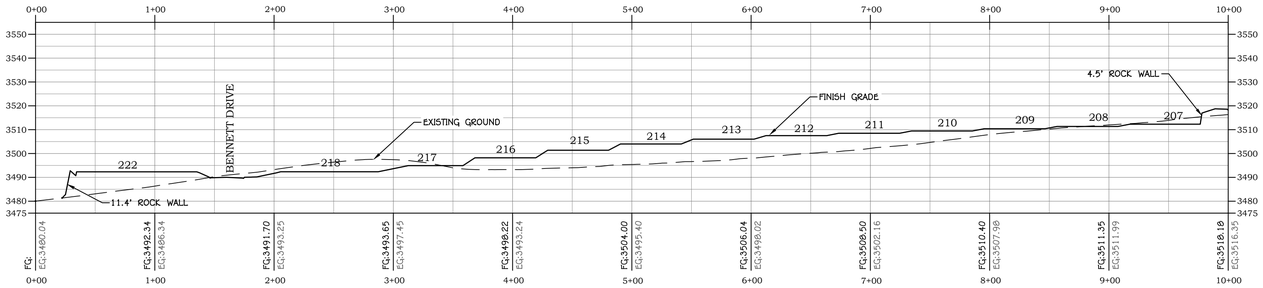
SITE SECTIONS II

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.3

SHEET: 8 OF: 16



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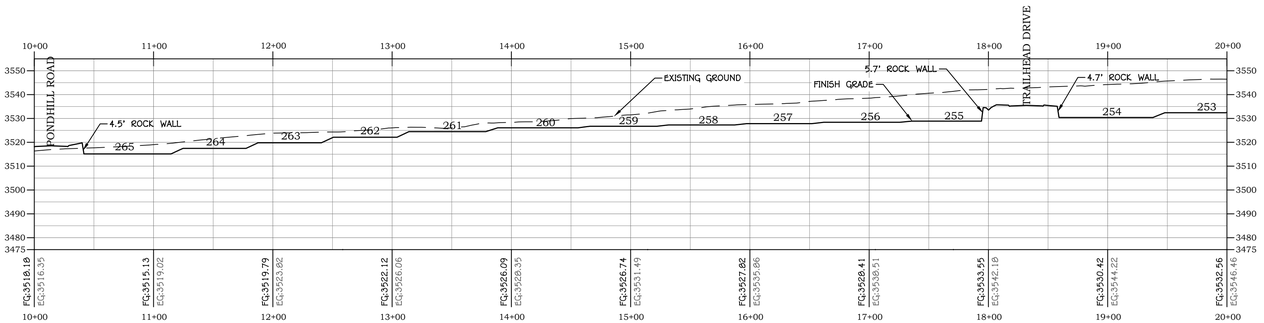

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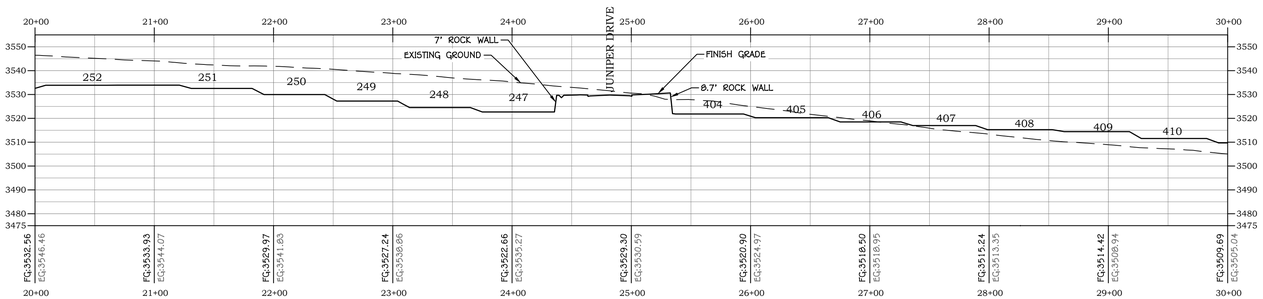

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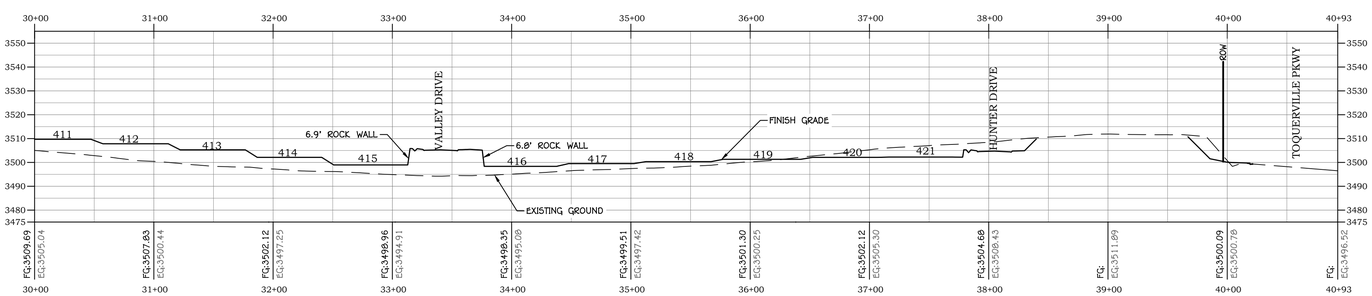

SECTION "E"

0 60' 120'

HORIZ. SCALE: 1"=60'
VERT. SCALE: 1"=25'

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No. 12982809 TYLER T. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

SITE SECTIONS III

HILLSIDE PERMIT PLANS

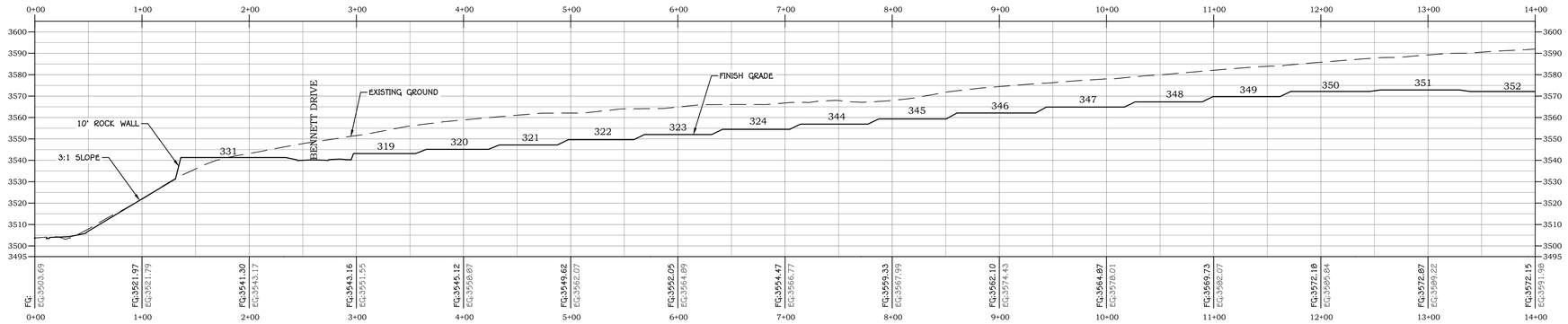
JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.4

SHEET: 9 OF: 16

0 60' 120'

HORIZ. SCALE: 1"=60'
VERT. SCALE: 1"=25'



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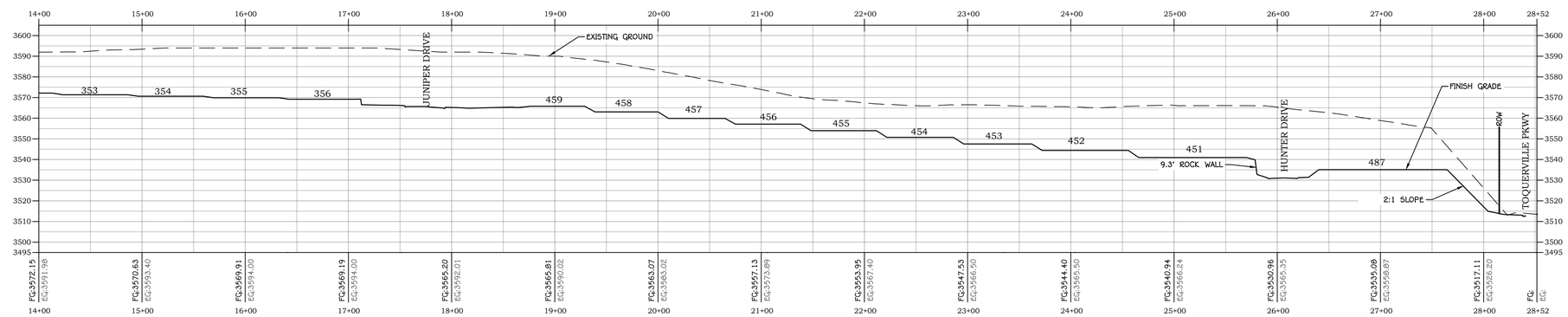


SECTION "F"

REVISIONS

NO.	DATE	DESCRIPTION

PROFESSIONAL ENGINEER No. 12982809 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
(435) 288-3330
www.acutah.com

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

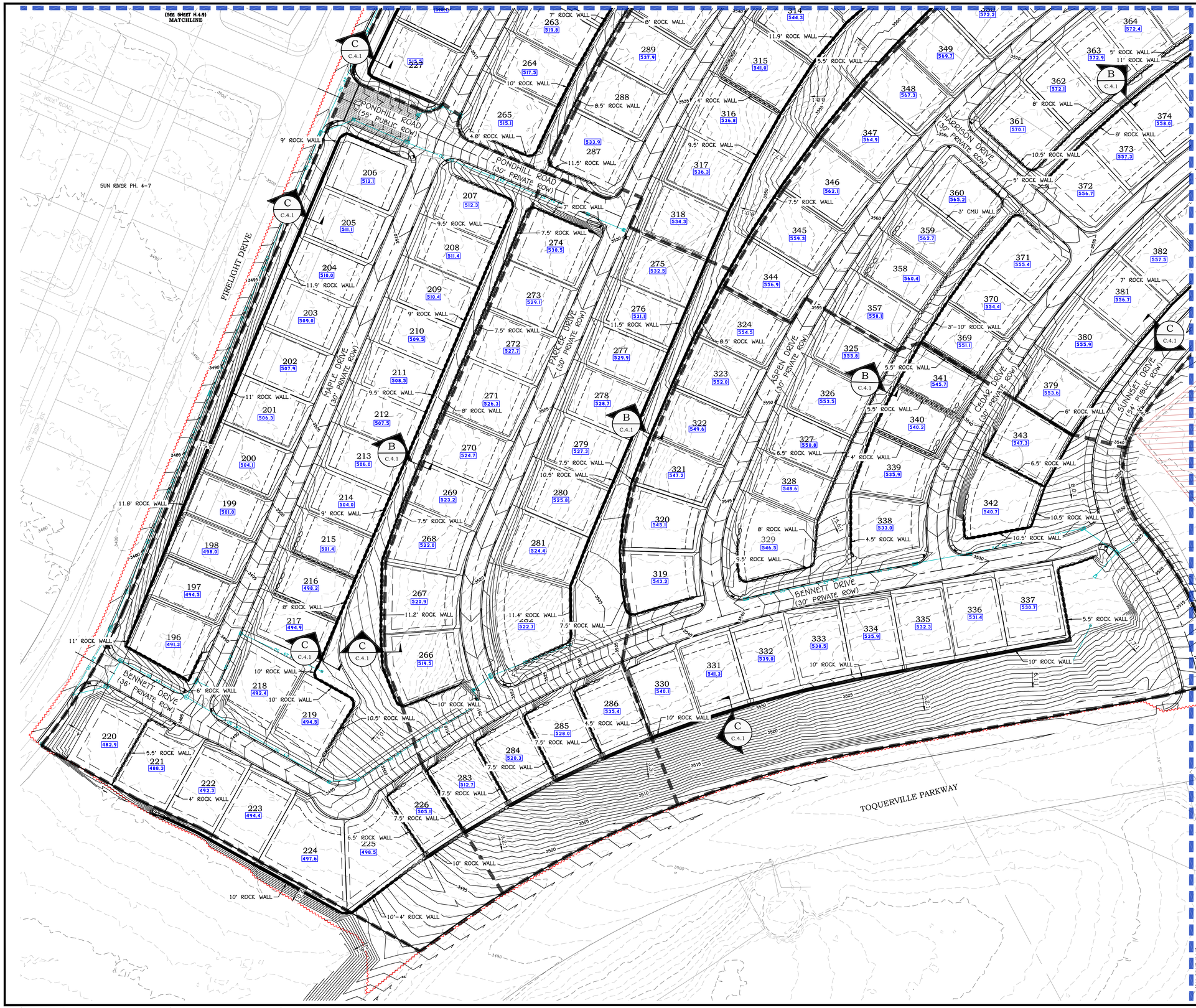
SITE SECTIONS IV

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.5

SHEET: 10 OF: 16



GRADING PLAN LEGEND:

- GRADING LIMITS OF DISTURBANCE
- 2730 EXISTING GROUND MAJOR CONTOUR
- 2732 EXISTING GROUND MINOR CONTOUR
- 2730 FINISH GROUND MAJOR CONTOUR
- 2732 FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- 560.8 PROPOSED PAD ELEVATION
- 50 PROPOSED SD PIPE (SIZE PER PLAN)
- 50 EXISTING SD PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- 50 STANDARD MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- DO NOT DISTURB AREA

0 60' 120'
SCALE: 1"=60'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST. GEORGE, UT
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN I

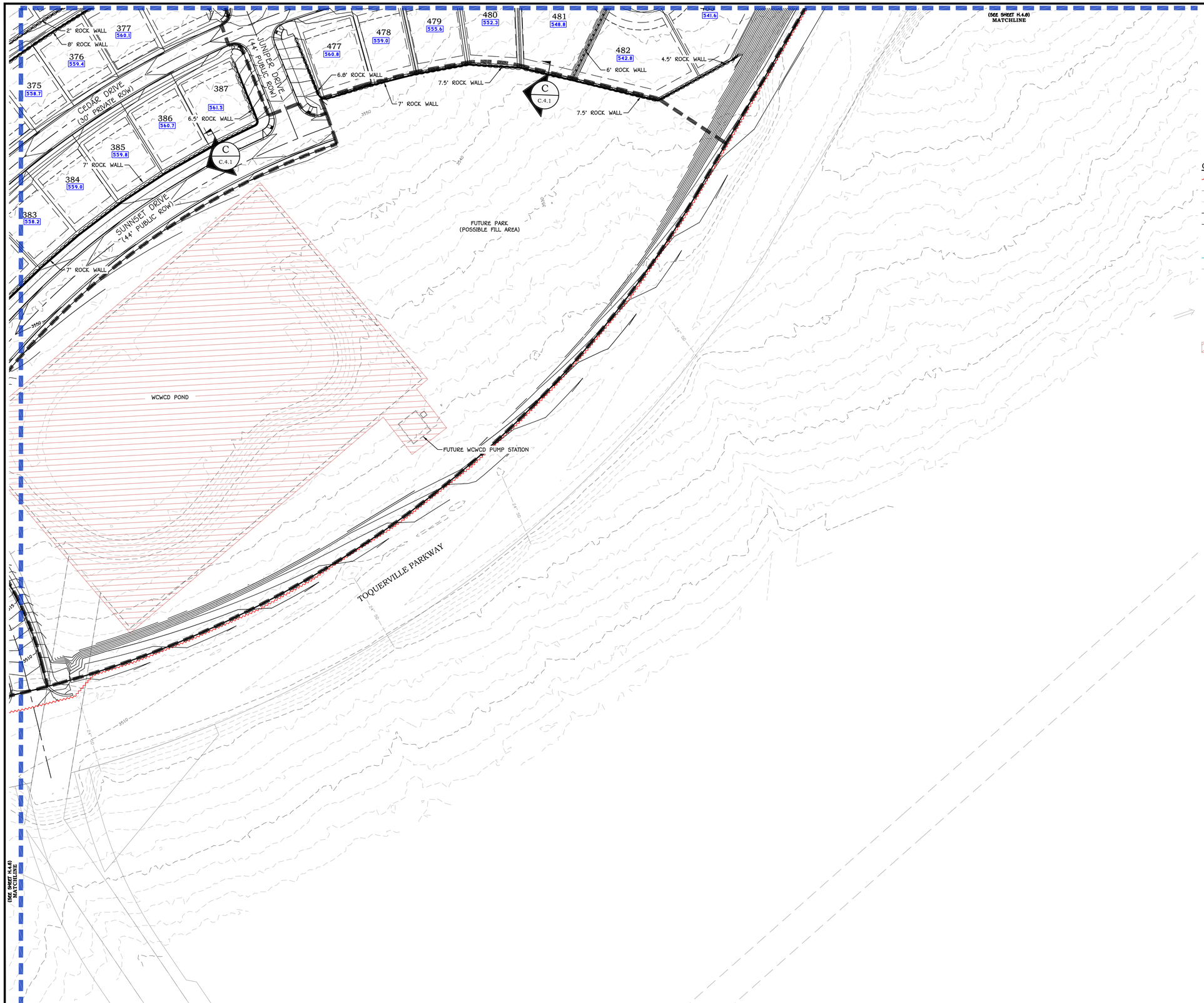
HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.6

SHEET: 11 OF: 16

Jeff Thomas C:\Dropbox\ACE\04 large projects\506 firelight\506-1 ph-1 sun river\03 design\sheet files\Hillside\506-1-H.4.1-Grading Plan.dwg



GRADING PLAN LEGEND:

- GRADING LIMITS OF DISTURBANCE
- 2730 — EXISTING GROUND MAJOR CONTOUR
- 2732 — EXISTING GROUND MINOR CONTOUR
- 2730 — FINISH GROUND MAJOR CONTOUR
- 2732 — FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- 560.8 — PROPOSED PAD ELEVATION
- SD — PROPOSED SD PIPE (SIZE PER PLAN)
- SD — EXISTING SD PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- SD — STANDARD MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX
- DO NOT DISTURB AREA

0 60' 120'
SCALE: 1"=60'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 350 W. #204
ST. GEORGE, UT
(435) 288-3320
www.acestah.com

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

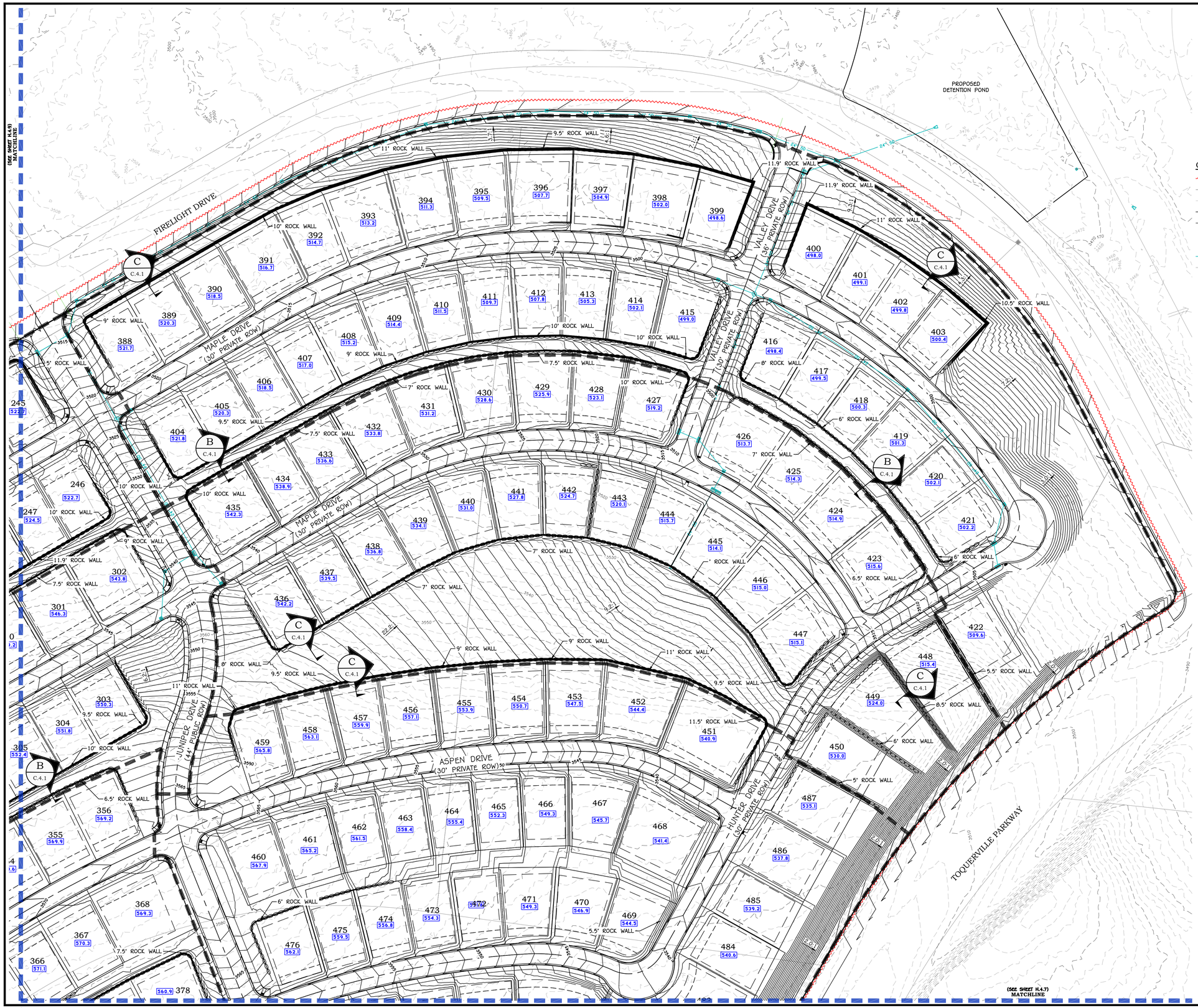
GRADING PLAN II

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.7

SHEET: 12 OF: 16



GRADING PLAN LEGEND:

- GRADING LIMITS OF DISTURBANCE
- 2730 — EXISTING GROUND MAJOR CONTOUR
- 2732 — EXISTING GROUND MINOR CONTOUR
- 2730 — FINISH GROUND MAJOR CONTOUR
- 2732 — FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- 560.8 — PROPOSED PAD ELEVATION
- 50 — PROPOSED SD PIPE (SIZE PER PLAN)
- 50 — EXISTING SD PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- 50 — STANDARD MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX

0 60' 120'
SCALE: 1"=60'

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TYLER T. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 350 W. #204
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN III

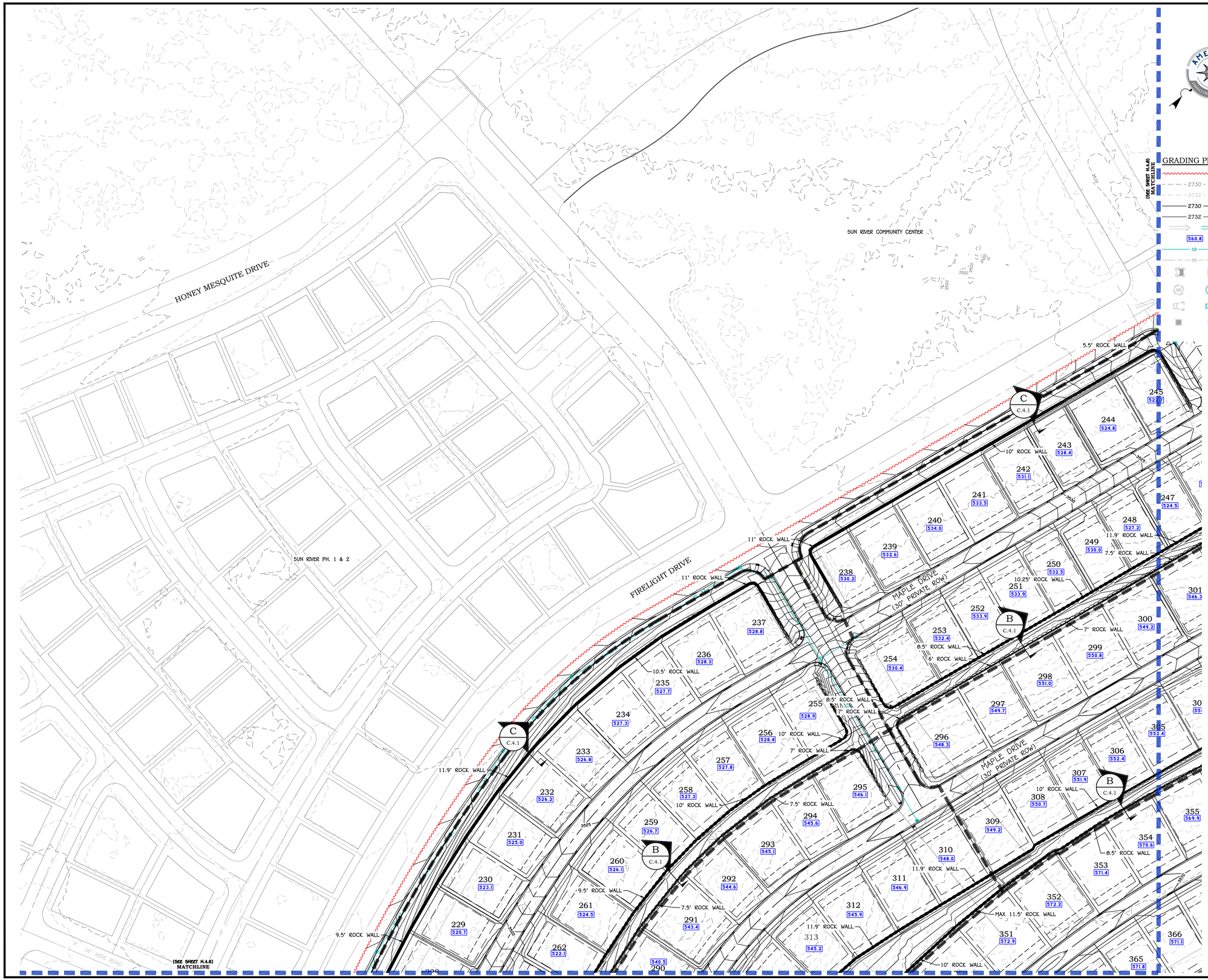
HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.8

SHEET: 13 OF: 16

Jeff Thomas C:\Dropbox\ACE\04 large projects\506 firelight\506-1 ph-1 sun river\03 design\sheet files\Hillside\506-1-H.4.1-Grading Plan.dwg



(SEE SHEET H.4.6) MATCHLINE

GRADING PLAN LEGEND:

- GRADING LIMITS OF DISTURBANCE
- 2730 — EXISTING GROUND MAJOR CONTOUR
- 2732 — EXISTING GROUND MINOR CONTOUR
- 2730 — FINISH GROUND MAJOR CONTOUR
- 2732 — FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- 560.8 — PROPOSED PAD ELEVATION
- 50 — PROPOSED SD PIPE (SIZE PER PLAN)
- 50 — EXISTING SD PIPE (SIZE PER PLAN)
- CURB INLET SINGLE CATCH BASIN
- 50 — STANDARD MANHOLE
- FLARED END SECTION
- GRATE INLET AREA DRAIN BOX

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 22202 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #504
ST GEORGE, UT
(435) 288-3330
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

GRADING PLAN IV

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.4.9

SHEET: 14 OF: 16

Jeff Thomas C:\Dropbox\ACE\04 large projects\506 firelight\506-1 ph-1 sun river\03 design\sheet files\Hillside\506-1-H.4.1-Grading Plan.dwg

0 150' 300'

SCALE: 1" = 150'

BMP KEYNOTES:

		CONTROL TYPE
CW	CONCRETE WASHOUT	CONSTRUCTION
ED	EARTH DIKE/DRAINAGE SWALE	CONSTRUCTION
SR	SURFACE ROUGHING	CONSTRUCTION
GM	GEOTEXTILES AND MATS	EROSION
SF	SILT FENCE	SEDIMENT
SCE	STABILIZED CONSTRUCTION ENTRANCE	SEDIMENT
SCS	STABILIZED CONSTRUCTION STAGING AREA	SEDIMENT
SDP	STORM DRAIN INLET PROTECTION	SEDIMENT
TB	TRASH BIN	CONSTRUCTION
WE	WIND EROSION CONTROL	EROSION

GRADING PLAN LEGEND:

- GRADING LIMITS OF DISTURBANCE
- 2735 — EXISTING GROUND MAJOR CONTOUR
- 2731 — EXISTING GROUND MINOR CONTOUR
- 2735 — FINISH GROUND MAJOR CONTOUR
- 2731 — FINISH GROUND MINOR CONTOUR
- SURFACE FLOW DIRECTION
- EARTH DIKE
- INLET PROTECTION BMP

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982809 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 250 W. #204
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SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M
TOQUERVILLE, UTAH

EROSION CONTROL PLAN

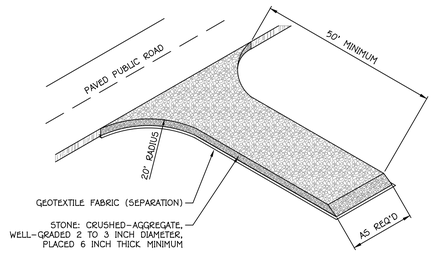
HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.5.1

SHEET: 15 OF: 16

Jeff Thomas C:\Dropbox\ACE\04 large projects\506 firelight\506-1 ph-1 sun river\03 design\sheet files\Hillside\506-1-H.4.1-Grading Plan.dwg

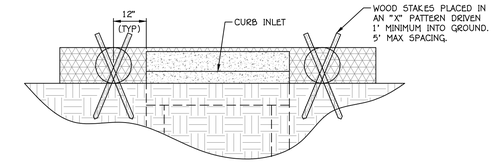


NOTES FOR STABILIZED CONSTRUCTION ENTRANCE:

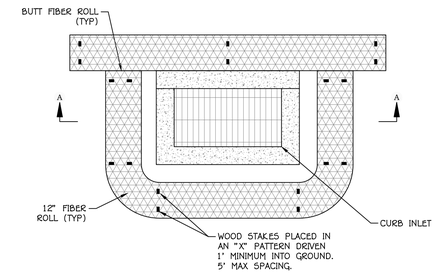
1. PLACE GEOTEXTILE FABRIC BENEATH LIMITS OF STONE.
2. PREVENT VEHICLES LEAVING THE CONSTRUCTION SITE TO TRACK MUD ONTO PAVED ROADS.

A / H.5.1 STABILIZED CONSTRUCTION ENTRANCE

SCALE: NTS

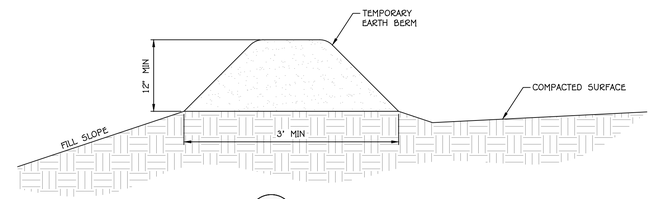


SECTION A-A



C / H.5.1 FIBER ROLL CURB INLET PROTECTION

SCALE: 1/2" = 1'-0"

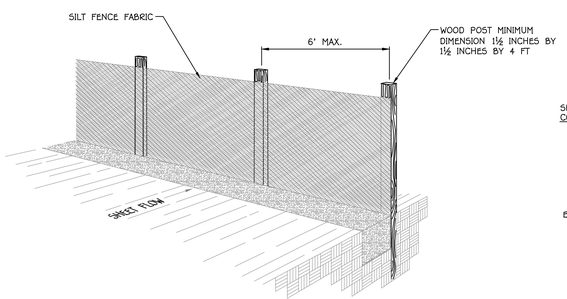


D / H.5.1 TEMPORARY EARTH BERM

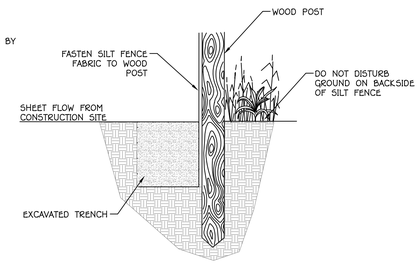
SCALE: 1" = 1'-0"

NOTES:

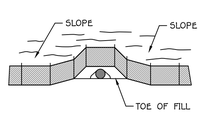
1. COMPACT SOIL OF TEMPORARY BERM TO MINIMUM DIMENSIONS SHOWN ABOVE TO PREVENT EROSION.
2. MAINTAIN THE TEMPORARY BERM FROM ANY EROSION.
3. REMOVE TEMPORARY BERM WHEN SURROUNDING AREAS HAVE MET FINAL STABILIZATION MEASURES OR AS NECESSARY.



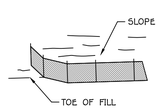
PERSPECTIVE VIEW



SECTION

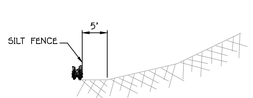


AROUND A PIPE OUTLET



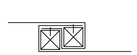
AT END OF SILT FENCE

SEE NOTE 6



AT TOE OF FILL SLOPE

SEE NOTE 1



SPLICES (TOP VIEW)

SEE NOTE 8

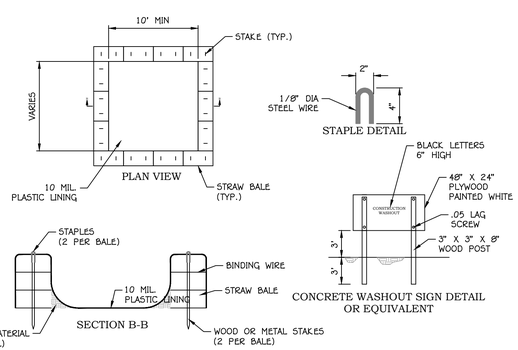
SILT FENCE INSTALLATIONS

NOTES:

1. POSITION THE SILT FENCE 5 FT BEYOND THE TOE OF SLOPE. INSTALL SILT FENCE AT TOE OF SLOPE WHEN PLACING WITHIN OR IMMEDIATELY ADJACENT TO A WETLAND.
2. ALIGN THE FENCE ALONG THE CONTOUR AS MUCH AS POSSIBLE TO AVOID CREATING LOW POINTS ALONG THE SILT FENCE. PROVIDE AN OPENING IN THE FENCE AND INSTALL A SEDIMENT TRAP WHERE EXCESSIVE RUNOFF WILL ACCUMULATE AT A LOW POINT.
3. SECURE FIRMLY INTO GROUND BY EXCAVATING TRENCH, PLACING SILT FENCE FABRIC THEN BACKFILLING WITH EXCAVATED TRENCH MATERIAL.
4. SECURE SILT FENCE FABRIC TO WOOD POST ACCORDING TO MANUFACTURER RECOMMENDATIONS.
5. MINIMIZE DISTURBANCE WHEN EXCAVATING THE TRENCH.
6. SILT FENCE INSTALLATION EQUIPMENT MAY BE USED AS AN ALTERNATIVE INSTALLATION METHOD IF BOTTOM 6 INCHES OF SILT FENCE FABRIC IS TRENCHED FIRMLY INTO GROUND AND MEETS ALL OTHER REQUIREMENTS.
7. RUN THE ENDS OF THE FENCE SLIGHTLY UP SLOPE TO PREVENT RUNOFF FROM FLOWING AROUND THE ENDS OF THE SILT FENCE.
8. DO NOT PLACE SILT FENCE ACROSS AREAS OF CONCENTRATED FLOWS.
9. AVOID USING SPLICES ALONG THE FENCE AS MUCH AS POSSIBLE. OVERLAP THE END POSTS AND TWIST 180 DEGREES BEFORE STAKING THE WOOD POSTS WHEN NECESSARY.

B / H.5.1 SILT FENCE

SCALE: NTS



NOTES:

1. ACTUAL LAYOUT DETERMINED IN THE FIELD
2. THE CONCRETE WASHOUT SIGN SHALL BE INSTALLED WITHIN 30 FT. OF THE TEMPORARY CONCRETE WASHOUT FACILITY

E / H.5.1 ABOVE GRADE CONCRETE WASHOUT

SCALE: NTS

REVISIONS

NO.	DATE	DESCRIPTION

REGISTERED PROFESSIONAL ENGINEER No. 12982869 12202 TYLER C. CARTER STATE OF UTAH

AMERICAN CONSULTING & ENGINEERING
1173 S. 350 W. #504
ST. GEORGE, UT
(435) 288-3330
www.americanut.com

SUNRIVER AT FIRELIGHT PH 8-16

SECTION 10, T41S, R13W, SLB&M

TOQUERVILLE, UTAH

DETAILS

HILLSIDE PERMIT PLANS

JOB #	506-1
DRAWN BY:	JGT
CHECKED BY:	TTC
DATE:	06/17/2026

H.6.1

SHEET: 16 OF: 16